

096.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

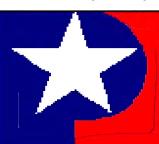
ARLINGTON

Total Card / Total Parcel

1,248,000 / 1,248,000

1,248,000 / 1,248,000

ASSESSED: 1,248,000 / 1,248,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	MOELLERLING KARIN T
Owner 2:	KRASKA TIM K
Owner 3:	

Street 1: 103 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: HERMAN BOHDAR GEORGE & -

Owner 2: HERMAN MELISSA LEE -

Street 1: 103 COLUMBIA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 17,880 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 2188 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17880		Sq. Ft.	Site		0	70.	0.53	4									669,481						669,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										62684
										GIS Ref
										GIS Ref
										Insp Date
										09/13/18

PREVIOUS ASSESSMENT										Parcel ID	096.0-0001-0005.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	578,500	0	17,880.	669,500	1,248,000	1,248,000	Year End Roll			12/18/2019
2019	101	FV	429,600	0	17,880.	669,500	1,099,100	1,099,100	Year End Roll			1/3/2019
2018	101	FV	424,900	0	17,880.	573,800	998,700	998,700	Year End Roll			12/20/2017
2017	101	FV	424,900	0	17,880.	535,600	960,500	960,500	Year End Roll			1/3/2017
2016	101	FV	424,900	0	17,880.	459,100	884,000	884,000	Year End			1/4/2016
2015	101	FV	414,400	0	17,880.	411,300	825,700	825,700	Year End Roll			12/11/2014
2014	101	FV	366,900	0	17,880.	380,600	747,500	747,500	Year End Roll			12/16/2013
2013	101	FV	366,900	0	17,880.	363,000	729,900	729,900				12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERMAN BOHDAR G	71441-43	1	8/7/2018		1,185,000	No	No		
PUGNAIRE PAULET	61725-237		5/1/2013	Change>Sale	765,000	No	No		
PUGNAIRE PAULET	35690-312		6/17/2002	Family		No	No		
	29333-539		10/19/1998	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/23/2020	1155	Insulate	6,000	C					7/19/2019	SQ Returned	MM	Mary M
10/7/2016	2166	Redo Bat	59,350	O					9/13/2018	Meas/Inspect	BS	Barbara S
5/1/2014	421	Redo Kit	31,325						6/17/2014	Info Fm Prmt	PC	PHIL C
4/25/2012	523	Re-Roof	8,200						2/18/2009	Meas/Inspect	189	PATRIOT
9/6/1994	459	Manual	3,850						11/17/1999	Inspected	267	PATRIOT
									11/8/1999	Mailer Sent		
									10/15/1999	Measured	266	PATRIOT
									8/6/1991		JK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	6 - Colonial			Full Bath:	1	Rating:	Good	SCUTTLE HOLE.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:											
Sec Wall:	1 - Wood Shingl	20	%	OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	RED BRICK			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Good										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	B - Good			CONDOS INFORMATION													
Year Blt:	1928	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G15	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD	Phys Cond:	GV - Good-VG	Functional:		10.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster	Economic:		Special:		%	%	Interior:	1	8	3						
Sec Int Wall:		Override:				%	%	Additions:									
Partition:	T - Typical							Kitchen:									
Prim Floors:	3 - Hardwood							Baths:									
Sec Floors:		Total:	10.8					Plumbing:									
Bsmnt Flr:	12 - Concrete							Electric:									
Subfloor:								Heating:									
Bsmnt Gar:	1							General:									
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	3 - Forced H/W																
# Heat Sys:	1																
% Heated:	100	% AC:	100														
Solar HW:	NO	Central Vac:	NO														
% Com Wall:		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 096-0-0001-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					

